



# CENTRO

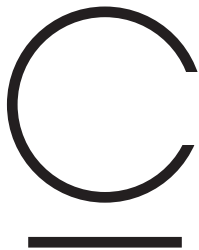
*A Newsletter for the Residents of the Centro Downtown Condominium Association, Inc.*

Volume 5 Issue 11

November 2022

## CENTRO DOWNTOWN Condominium Association, Inc.

151 SE 1st Street  
Miami, Florida 33131



### PROPERTY STAFF

**Manager** ...Elena Louchpii, LCAM  
[manager@centrocondominium.com](mailto:manager@centrocondominium.com)

**Admin Asst.**.. Lauren Gutierrez  
[admin@centrocondominium.com](mailto:admin@centrocondominium.com)

**Front Desk.** Clancey Denis, Jr  
Front Desk is available to residents 24/7

[Frontdesk@centrocondominium.com](mailto:Frontdesk@centrocondominium.com)

Packages are available to be picked up at  
Amazon Hubs and/or Front Desk at any time.

### ASSOCIATION OFFICERS

**Pres. & Treas.**.. Shai Ben-Ami

**Secretary**.....Mandi Miranda

**Director**.....Anthony Elias

### IMPORTANT NUMBERS

**Main** ..... 305-440-0566

### OFFICE HOURS

**Mon - Fri**.. 9:00 am - 5:00 pm

Temporarily working with "closed door" policy



## BALCONIES

- Water is not to be swept off the balcony as it can fall to balconies below damaging and dirtying personal property. Please ensure you are cleaning your balcony properly so that no dirty water falls to balconies below. If you need a recommendation for a good window cleaning service please contact the Management Office at 305-440-0566
- Storage is not permitted on the balconies. They should be free of clutter at all times. Bicycles are not permitted to be stored on the balconies.
- Hammocks are permitted as long as they are on a frame. You may not attach a hammock to the wall or the partition.
- No articles such as linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the balconies.
- Do not throw cigarettes butts or any items from the balconies. Not only can this be a hazard to people below but also causes damage to the property. This continues to be a problem at the property and violators will be subject to violation letters and possible fines.



## Please Stop Throwing Items from the Balconies

Throwing items from the balcony is a criminal offence punishable under the South Florida and you may face third-degree felony charges for throwing a deadly missile.

You can seriously injure people below or cause damage to property if you do this. Put cigarette butts in an ashtray; you can be fined for throwing them off your balcony.

In the past we have experienced Centro Downtown residents throwing hot oil, glass, food and other items from the balcony. Please if you see someone doing this, please report ASAP to the management office or email to [Manager@centrocondominium.com](mailto:Manager@centrocondominium.com) or [Admin@centrocondominium.com](mailto:Admin@centrocondominium.com)





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[dredyaguerradds@gmail.com](mailto:dredyaguerradds@gmail.com)

[www.dentistsurfside.com](http://www.dentistsurfside.com)

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## ICE CREAM PUMPKIN PIE

- 1 package (9 ounces) prepared graham cracker pie crust
- 1 pint vanilla ice cream softened
- 1 can (16 ounces) pumpkin
- 1 cup whipped cream
- 3/4 cup sugar
- 2 teaspoons pumpkin pie spice
- 1/2 teaspoon salt

### Instructions:

1. Fill piecrust with ice cream; freeze until solid.
2. In medium bowl, combine pumpkin, whipped cream, sugar, pumpkin pie spice and salt.
3. Spoon mixture over frozen layer of ice cream in crust; freeze until solid.
4. To serve, remove pie from freezer and place in refrigerator one hour before serving. Slice and serve with additional whipped cream, if desired.

Cooking tip: Frozen non-fat yogurt and fat-free whipped topping may be used in place of ice cream and whipped cream.





Commissioner  
**Eileen Higgins**  
District 5



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District5@miamidade.gov

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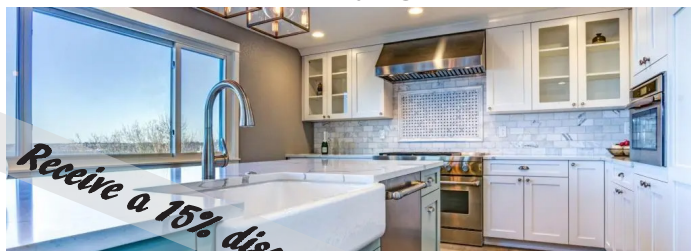
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